

HYDE PARK GARDENS NEWSLETTER

137-07 Jewel Avenue, Kew Gardens Hills, NY 11367

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www.hydeparkownerscorp.com

Carol Sorensen, President
Lorraine Barbara, Vice-President
Lydia Rivera Velazquez, Secretary
D. Lavelda Davis, Treasurer

Hedy Levine, Director
Florence Fisher, Director
Israel Spira, Director



JULY 2017



A Personal Message from the President

Summer is here and Hyde Park is all in bloom thanks to the beautiful gardens planted by our residents.

The Board voted on officers after the Annual meeting, and the officer positions for the coming year will be held by:

- Carol Sorensen, President
- Lorraine Barbara, Vice President
- Lydia Velazquez, Secretary
- Lavelda Davis, Treasurer
- Florence Fisher, Director
- Hedy Levine, Director
- Israel Spira, Director representing Realty

After fielding many complaints about smoking from our residents over the past year, we decided to turn to you, our residents to see how the majority of you felt. The survey is just that, a survey. We are looking for solutions and guidance from our residents which is why the survey is very important for you to fill out and return. Everyone should have a voice in the debate.

Have a wonderful summer! Enjoy all the activities Flushing Meadows has to offer as listed in our One Call updates. Make sure to sign up at the office.

Carol

Carol Sorensen, President



What you do makes a difference and you have to decide what kind of difference you want to make. Jane Goodall

2017 HOLIDAY SCHEDULE

There will be no garbage pick-up on Independence Day, Tuesday, July 4th 2017 as it is a union holiday. The Management office will be closed July 3rd & 4th. We ask that residents do not throw out any bulk after Monday at noon as it will remain on the property until Wednesday July 5th.

On weeks with no holidays, please do not put any bulk items out after Friday noon or it will stay on the property through the weekend.

STARTING JULY 1ST THROUGH LABOR DAY, THE MANAGEMENT OFFICE WILL CLOSE AT 3:30 ON FRIDAYS ONLY

****Please do not put any garbage, bulk or otherwise at the curb or it will result in a fine for Hyde Park. Place all garbage including bulk by your garbage cans. ****

As always, a superintendent is on call for emergencies only. Please call the main office number at 718-263-9680 if you have an emergency.

THE 4TH OF JULY



From the **FDNY**: Leave the fireworks to the professionals and enjoy the many fireworks displays scheduled throughout the city. Amateur use of fireworks can lead to devastating burns, other injuries, fires and even death. For these reasons, the possession and use of any fireworks, without exception, is illegal in NYC. Leave Professional displays are conducted under the supervision of the FDNY. If you are aware of or suspect the illegal sale or use of fireworks, call 311.



AIR CONDITIONER NOTICES DUE

Shareholders and Renters must install all new and/or replacement air conditioners through the wall. All residents must fill out a renovation package before work starts and must choose from a list of approved installers who meet Hyde Park standards for the installations of through the wall air conditioners. Those contractors are: PC Richards, Len Harris and K&N Trim. The \$500 deposit will also be waived. All paperwork is required and inspections, before and after installation still stand. **A \$1,000 fine will be issued for not filing the form. All construction debris must be removed or the resident will be charged.**

Please make sure you return the completed notice that went out in May by July 10th as well as whenever you add an additional air conditioner unit to avoid incurring a fine. Portable air conditioners must also be reported. The air conditioner charges that are billed to shareholders are an ANNUAL fee based on summer usage only, billed to you in 12 equal monthly payments. This is done for your convenience. The \$360 per unit charge will not cover actual summer usage if residents are not mindful of turning off the units when not needed.



OUTDOOR AREAS

As more and more residents are enjoying the outside grounds, we would greatly appreciate it if residents make sure to remove anything that is on the grounds, i.e., tables, chairs, bikes or anything else Sunday evening. It makes it difficult to properly cut the grass when these items are left out. In the fall, **all** outdoor items must be stored away off the lawns; this includes tables as well as barbecue grills.



MAIL ALERT

Residents have a new way of knowing what is being delivered to their mailboxes each day by signing up for the new FREE service being offered by the USPS. The service called Informed Delivery offers you a daily digital preview of your mail. Each morning you get an e-mail with images of the mail that will be delivered later in the day. Go to the link informedelivery.USPS.com to sign up.

VACATING/CLEANING OUT AN APARTMENT

When people are vacating, or cleaning out an apartment, it is not the Corporation's responsibility to dispose of residents' apartment contents. Anything that goes beyond normal household garbage is the resident's responsibility to make the appropriate arrangements for disposal. There will be a charge of \$150.00 per truck load for anything that is not "normal" household garbage, and it will be taken out of the Move in or Move out deposit. The \$150 fee does not include separate charges for removal of appliances or having to cover mattress as required by law.

The same holds true for vacating a garage. It must be returned to the corporation broom clean and the resident must dispose of all contents. The corporation is not responsible for supplying residents with garbage bags.



FLEAS

Spring is upon us and along with the joys of warm weather comes the plague of fleas on the property. Flea infestation is a direct result of feeding the stray and wild animals on the property. The co-op spends thousands of dollars each year treating and retreating the property for fleas. The flea treatment was done late April as a preventative for fleas on the property.



PROPERTY PROJECTS

Windows: Please call the office
Outer Vestibule Façade: July 10th start
Mailboxes: To be replaced in July/Aug.



SMOKING AND SMOKE ODORS

Many residents have been complaining about neighbor smoking on the stoops and benches and in common areas. Everyone is entitled to a smoke free environment. Please limit your outdoor smoking to the outer streets and not in the common areas of Hyde Park.

The corporation takes smoking complaints very seriously. The office will send one notice out to remind the offending party that in accordance with paragraph 18 (b) of the proprietary lease and paragraph 30 of the House Rules, every shareholder and or every shareholder's subtenant is required to prevent unreasonable odors from emanating from their apartments and infiltrating other areas of the property, including public areas and other apartments. These odors include odors from tobacco and other smoke producing products. If not taken care of by the first notice and the odor continues, it will be sent over to the corporation's counsel for further action which may include termination of your proprietary lease.



MONTHLY ELECTRIC USAGE

May 2016	\$55,136.78
June 2016	\$54,015.56
July 2016	\$86,466.82
August 2016	\$113,045.68
September 2016	\$125,571.59
October 2016	\$101,751.32
November 2016	\$73,279.66
December 2016	\$69,399.14
January 2017	\$75,559.65
February 2017	\$74,257.34
March 2017	\$69,449.38
April 2017	\$55,467.81
May 2017	\$51,782.77
June 2017	\$58,602.00

RECYCLE SCAVENGERS



Please call Security immediately at 917-337-8046 to report anyone going through the recycle pails.



GOING GREEN: Summer Energy Tips

- Check the air conditioner filter at least once a month during the warm season and clean it as needed.
- Use the fan setting at night when the air outside is cool, or open a window and leave the air conditioner off. Keep windows closed whenever the air conditioner is on.
- Use the air conditioner's timer and set it to turn on no more than 30 minutes before you expect to return home.

Save resources in extreme heat. Conserve water. Water use often reaches high levels during periods of hot weather, causing fluctuations in water pressure and droughts in the city. When the city experiences a drought emergency, it is important to follow the DEP's water usage restrictions.

Water Conservation Tips:

Repair leaky faucets; turn taps off tightly. Take short showers; only fill bathtubs halfway. Only run dishwashers and washing machines when they are full. Do not let water run while washing dishes, shaving, or brushing teeth. Conserve energy. During periods of extreme heat, electricity use rises. Conserving energy helps prevent power disruptions.

- Use microwaves or toaster ovens instead of the conventional oven or stove.

IMPORTANT PHONE NUMBERS



Management Office Phone: 718-263-9680
Management Office Fax: 718-520-0185
SECURITY: 1-917-337-8046

THE MANAGEMENT OFFICE IS OPEN

MONDAY through THURSDAY

8:30 a.m. to 4:30 p.m.

FRIDAY 8:30 to 3:30 through Labor Day





AFTER HOURS CALLS

After Hours Calls are especially for repairs. Repairs are made during normal business hours 7:00a.m. to 3p.m.–after hours calls especially during the winter are for heating and emergencies only. If it’s not an emergency, **do not call to have something repaired that can wait for the office to arrange with you**

The answering service only picks up calls made to the main number **(718) 263-9680** during off hours. Please be sure to use only the main number if you need service.

For Police emergencies, call 911. For quality of life infractions, it is recommended that you call **311** or contact the 107th Precinct directly at 718-969-5100.



STORAGE ROOMS

The storage rooms open each morning at 7 a.m. and close at 9 p.m., weekends included. To rent a storage facility on the property, please contact Bargold at: 212-227-4653.

LAUNDRY ROOMS



The laundry rooms open at 8 a.m. and last wash is at 9 p.m.



IMPORTANT PARKING LIST NOTE

Residents in arrears in their maintenance and or parking fees are placing their parking privileges in jeopardy of the corporation terminating their license agreement. For those residents who are on the parking waiting list waiting for an accommodation, if you are in arrears at the time an accommodation becomes available for you, you will be dropped from the list. There will be no notice sent to you asking you to pay the arrears and you will have to submit another application to start the process from the beginning. Parking is a privilege as there is not enough parking on the property to accommodate all of our residents. The corporation will not consider a resident in arrears for an accommodation.



ONLINE PAYMENTS

Many of our residents have taken advantage of our online payment process at www.metromanagementdev.com. To enroll use your WebReg# located on the top part of the Stub portion of your bill. Please keep in mind that your payment will not be processed or show on your account until the following day. Payments made on Fridays, weekends or holidays will not show until the next business day. You can also schedule payments to be made on future dates.



GARAGE UPDATE

Residents who currently store items in the garage accommodations do so at their own risk as the cooperative assumes no liability as stated under the license agreement. Residents should also take note that if they are on the list to switch to a closer garage accommodation, that the transfer from one garage to another is to take place immediately. No additional time will be provided to transfer from one accommodation to another.

FOR SHAREHOLDERS WHO PAY BY THEIR ONLINE BANK



For those residents who pay via online banking, **you should have it sent directly to the GPO box.** A new system was set up to accept payments without the maintenance, parking or rental slips **as long as the correct 6-digit account number is listed on the check or it won’t be properly posted. Please make sure you enter the correct number.** All payments should now be sent directly to:

**HYDE PARK OWNERS CORP.
GPO BOX 5651
NEW YORK, NY 10087-5651**



MONTHLY PAYMENT OBLIGATIONS

Payments are due on or before the 1st of each month, and are considered late if made after the 10th of the month. Payments may be made to the onsite office but **payments made on the 10th after 3:00p.m. will be considered late.**

***PLEASE bring your payment stub when you make your payment at the onsite Management Office.**

Parking payments are due on the 1st. A \$10.00 late charge is assessed for parking payments made after the 1st of the month. A \$50.00 late charge is assessed for all residents who have not made their maintenance/rent payment as of the 10th of the month. **Any resident in arrears for 3 months will be reported to a credit reporting agency.**



AUTOMATIC DEBIT PROGRAM

The corporation offers a direct payment option so that the amount due each month on the maintenance, rental or parking account will be automatically deducted from the account you specified on the 5th day of each month. This is different than the online payment service offered by Metro. Anyone selling their apartment needs to make sure to fill out the cancellation to the ACH debit program 45 days before they anticipate closing. Contact the Management Office or go to the Hyde Park web site for the form.



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WATER RATES

Good news on our water rates: (DEP) does not intend to recommend any rate increase to the [Water] Board for the duration of Fiscal Year 2018, due to the water and sewer system's strong financial condition," a DEP spokesperson said. in a statement on May 30.

OUR SUGGESTIONS/MAIL BOXES



These are the suggestions we have received from our residents. **SUGGESTIONS MUST BE SIGNED not initialed OR THEY WILL NOT BE ACCEPTED.**

For safety reasons, bushes and branches should be cut below the window ledges and away from the buildings. *The landscapers have just begun pruning the bushes which as a rule are generally cut below window height when they are next to the building. If yours are not, please call the office.*

EXTERMINATOR SERVICES



Exterminator Services are available free of charge to all residents. Please call the management office to be put on the schedule for service on one of these days:

- 1st Saturday of the month
- 3rd Wednesday of the month
- 4th Saturday of the month



The exterminator services the property between the hours of 12:00 noon and 3:00 p.m. On the 2nd Wednesday of the month, the exterminator comes to treat only boiler rooms, storage facilities, both laundry rooms and other common areas in need of extermination services, not individual apartments.

If you suspect a bedbug problem in the apartment, we will have the exterminator check, free of charge, on any one of the three days listed in the box only. It is important that if you think you have an issue, that it be checked right away so that your issue does not become your neighbors' issue. Residents must use the corporation's exterminator for any bed bug issue to ensure that it has been taken care of properly and avoid spreading the issue to other buildings.



HYDE PARK OWNERS CORP.

www.hydeparkownerscorp.com

137-07 Jewel Avenue – Kew Gardens Hills, NY 11367 – Telephone (718)520-8505 - Fax (718)520-0185

June 20, 2017

RE: Outer Façade Project

Dear Residents:

As we have previously been informing our residents, the cooperative will be replacing all the outer door facades including the installation of a new door and new mailboxes. The contract was just finalized and the contractor, MNJ Construction will be starting this project on July 10th. It will take approximately a year and a half to two years to complete the entire project. Work will be performed from Monday through Saturday, 8:30am -5:00pm.

The doorway will be replaced using AZEK Trim materials. These materials will not rot, split or warp over time and it is moisture and insect resistant. It does not require paint for protection and is the ideal material for masonry contact which makes it perfect for our property.

The new outer doors will be of the same style but made of fiberglass which is energy efficient and easier to maintain. The contractor will be removing the existing locks on the doors and reinstalling them onto the new doors.

New mailboxes will be reinstalled onto the railings. A plate will be welded onto the railing so that the mailboxes have a solid backing when re installed. The backs will not be exposed as they currently are and residents are already accustomed to the mailboxes being where they are. The Board looked into numerous options for new mailboxes and after much thought, this made the most sense.

The work required at each doorway should take approximately two days. The staff of MNJ Constructions will be easy to identify by their shirts. At no time will the outer door be unlocked and the contractor will ensure that the door is properly working at the end of the day as well as secured.

This work once completed will increase the aesthetic appeal of the property as well as the market value.

Residents should not drill holes, nails, fasteners, screws or use tape on the new doors and outer trim at all so that it keeps the beautiful look. At no time should residents install any brackets or hooks for hanging baskets or flag poles.

Residents are encouraged to properly maintain the exterior façade as well as the doors by keeping them clean by choosing a gentle cleaner, such as diluted dish soap, or baby shampoo. Avoid using abrasive tools, as they can scratch your door, leave marks or peel protective coatings – lint-free cloths or sponges are ideal. Use a household glass cleaner or a vinegar and water solution on glass panels and wipe with paper coffee filters for a streak-free finish. Put water in a spray bottle to apply to the door – this reduces how much liquid you'll use.

Any resident found responsible for damaging or defacing the new doors or woodwork will be required to pay for the restoration of the damage.

Residents will be informed when work is slated to begin in their area. We ask that our residents be considerate and cooperate with the contractors. If there is an issue or concern, please address it to the onsite management office (718-263-9680).

Thank you for your anticipated cooperation.

Yours truly,

The Board of Directors
Hyde Park Owners Corporation

NEWSLETTER ADVERTISING

The Board is accepting paid advertising from businesses in the newsletter. We are accepting advertisements the size and form of your business card for a fee of \$25.00 per published issue. If you wish to submit another size ad, please call the office to make arrangements. Please submit your business card accompanied by a check to the Management office by the 10th of the month for inclusion in the following month's edition. No personal advertising is accepted.

OUR ADVERTISERS

All advertisements contained in the newsletter should not be viewed as a recommendation.

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